

RESOLUTION NO. 3209-05-2605

A RESOLUTION PROVIDING FOR A PUBLIC HEARING TO BE HELD IN THE CITY COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING IN THE CITY OF FORT WORTH, TEXAS, JUNE 14, 2005. AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE PROPOSED CHANGES AND AMENDMENTS TO ORDINANCE NO. 13896, AS AMENDED, WHICH IS THE COMPREHENSIVE ZONING ORDINANCE OF THE SAID CITY, AND PROVIDING THAT SAID HEARING MAY CONTINUE FROM DAY TO DAY UNTIL EVERY INTERESTED PARTY AND CITIZEN HAS HAD A FULL OPPORTUNITY TO BE HEARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That at 7:00 o'clock P.M., Tuesday, **June 14, 2005**, the **City Council** of the City of Fort Worth, which is the legislative body of the said City, will hold a **public hearing** in the City Council Chambers at the Municipal Building for the purpose of considering changes and amendments to Ordinance No. 13896, as amended, the Comprehensive Zoning Ordinance of said city. The purpose of said hearing is to determine whether or not said Ordinance No. 13896, as amended, should be amended so that the zoning classification of the following areas shall be changed as hereinafter described.

**ZC-05-062 317 E. Dashwood; 300, 306 E. Cannon; 711, 908, 920, 925 Crawford;
300, 305 E. Lueda; 708, 714, 894 Calhoun; 300 Block of Terrell Avenue**

Zoning Change:

Recommended From: "D" High Density Multi Family Residential; "MU-2" High Intensity Mixed Use; & "J" Medium Industrial

To: "MU-1" Low Intensity Mixed Use

Description:

<u>Address</u>	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>
894 Calhoun	Rosedale Addition	1-A	D
894 Calhoun	Rosedale Addition	1-B	D
894 Calhoun	Rosedale Addition	S 100' of 1-C	D
894 Calhoun	Rosedale Addition	1-D	D
894 Calhoun	Rosedale Addition	1-E	D
894 Calhoun	Rosedale Addition	1-F	D
894 Calhoun	Rosedale Addition	1-G	D
894 Calhoun	Rosedale Addition	2-A	D
894 Calhoun	Rosedale Addition	2-B	D
894 Calhoun	Rosedale Addition	3-A	D
894 Calhoun	Rosedale Addition	3-B	D
894 Calhoun	Rosedale Addition	4-A	D
894 Calhoun	Rosedale Addition	4-B	D

ZC-05-062 Continued

<u>Address</u>	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>
894 Calhoun	Rosedale Addition	4-C	D
894 Calhoun	Rosedale Addition	4-D	D
300 E. Lueda (no address)	Tucker's Addition Tucker's Addition		39-R 48
300 E. Cannon	Tucker's Addition	1	40
306 E. Cannon	Tucker's Addition	2	40
711 E. Crawford	Tucker's Addition	3	40
305 E. Lueda	Tucker's Addition	4	40
708 S. Calhoun	Tucker's Addition	5	40
714 S. Calhoun (no address)	Tucker's Addition Tucker's Addition	6	40 47

ZC-05-072 7.8 Ac. +/- 5121 Mansfield Highway

Zoning Change:

Recommended From: "F-R" General Commercial Restricted

**To: "PD/SU" Planned Development/Specific Use, for all uses in "F-R"
General Commercial Restricted, plus: Outdoor Storage of Trailers.
Waiver of Site Plan Recommended.**

Description:

BEING a tract or parcel of land out of the David Strickland Survey, situated in Tarrant County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pin in the South ROW line of the Collett-Little Road, Said iron pin being 3770.0 feet North and 1257.5 feet East from the Southwest corner of said David Strickland Survey;

THENCE North 89° 15' East along the South line of said road 400.0 feet to an iron pin for corner;

THENCE South 0° 12' East 958.67 feet to an iron pin of Highway # 287;

THENCE North 62° 12' West along the Northerly line of said highway 451.84 feet to an iron pin for corner;

THENCE North 0° 12' West along a fence 741.15 feet to the

POINT OF BEGINNING and containing 7.8 acres of land, more or less.

ZC-05-088 9800 thru 9898 Block of Lake Haven Circle, & 9800 thru 9844 Block of Goodnight Circle

Zoning Change:

Recommended From: "A-5" One-Family Residential

To: "A-10" One-Family Residential

Description:

<u>Address</u>	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>
9840 Goodnight Cir.	Lake Worth Lease Add.	1 .62 a96.171F	25
9836 Goodnight Cir.	Lake Worth Lease Add.	2&2A .46a90.67LF	25
9832 Goodnight Cir.	Lake Worth Lease Add.	3&3A .46a82.54LF	25
9828 Goodnight Cir.	Lake Worth Lease Add.	4&4A .49a87.40LF	25
9824 Goodnight Cir.	Lake Worth Lease Add.	5 .30a143.47LF	25
9820 Goodnight Cir.	Lake Worth Lease Add.	6 .20	25
9816 Goodnight Cir.	Lake Worth Lease Add.	7 1.19	25
9898 Lake Haven Cir.	Lake Worth Lease Add.	8 .64	25
9894 Lake Haven Cir.	Lake Worth Lease Add.	9A .26	25
9886 Lake Haven Cir.	Lake Worth Lease Add.	11A .30	25
9882 Lake Haven Cir.	Lake Worth Lease Add.	12 .27	25
9878 Lake Haven Cir.	Lake Worth Lease Add.	13 .26	25
9874 Lake Haven Cir.	Lake Worth Lease Add.	14 .21a86.44LF	25
9870 Lake Haven Cir.	Lake Worth Lease Add.	15 .56a126.61LF	25
9868 Lake Haven Cir.	Lake Worth Lease Add.	16A .48a143.73LF	25
9854 Lake Haven Cir.	Lake Worth Lease Add.	19A .32a79.22LF	25
9850 Lake Haven Cir.	Lake Worth Lease Add.	20&20A .58a186.LF	25
9848 Lake Haven Cir.	Lake Worth Lease Add.	21 50% undivided int.	25
9844 Lake Haven Cir.	Lake Worth Lease Add.	22 1.03a235.LF	25
9840 Lake Haven Cir.	Lake Worth Lease Add.	23A 1.84a396.LF	25
9832 Lake Haven Cir.	Lake Worth Lease Add.	25 1.46a205.LF	25
9828 Lake Haven Cir.	Lake Worth Lease Add.	26 1.98a123.61LF	25
9820 Lake Haven Cir.	Lake Worth Lease Add.	27 1.16a60.40LF	25
9844 Goodnight Cir.	Lake Worth Lease Add.	28 .46a97.LF	25
9801 Lake Haven Cir.	Lake Worth Lease Add.	Tract A 12.89	25
9800 Goodnight Cir.	Lake Worth Lease Add.	Tract B 3.97	25
9801 Goodnight Cir.	Lake Worth Lease Add.	Tract C 3.028	25
9800 Lake Haven Cir.	Lake Worth Lease Add.	Park-School Boundary Split	
9858 Lake Haven Cir.	Lake Worth Lease Add.	18&18A .73a218.81LF	25

ZC-05-090 612 Alta Drive

Zoning Change:

Recommended From: "A-5" One-Family Residential

To: "A-5/HC" One-Family Residential/Historical Cultural

Description:

BEING a portion of Lot 3 & 4 of Caldwell, Chilton and Clarkson Subdivision of Block 54, Rivercrest Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 310, Page 91, of the Map Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Easterly line of said Lot 4 and the Westerly line of Alta Avenue 25 feet Southerly from the Northeasterly corner of said Lot;

THENCE in a Southerly direction with the Westerly line of Alta Avenue and the Easterly line of Lots 4 and 3 of said Block, 150 feet to a point 25 feet Southerly from the Southeasterly corner of said Lot 4 and the Northeasterly corner of said Lot 3;

THENCE in a Westerly direction across Lot 3 to a point 20.4 feet Southerly from the Northwesterly corner of Lot 3 and the Southwesterly corner of Lot 4;

THENCE North 10° 50' East with the Westerly line of Lots 3 and 4, passing the common corner of said Lots 3 and 4 at 20.4 feet in all 168.6 feet to a point 29.6 feet Southerly from the Northwesterly corner of said Lot 4;

THENCE in a Southeasterly direction across Lot 4 to the PLACE OF BEGINNING.

ZC-05-093 1600 California Parkway N.

Zoning Change:

Recommended From: "E" Neighborhood Commercial

**To: "PD/SU" Planned Development/Specific Use, for all Uses in "E" Neighborhood Commercial, plus: used Automobile Sales
Waiver of Site Plan Recommended.**

Description: Lot A3, Greenbriar Addition.

SP-05-019 3407 Sycamore School Road

Site Plan Approval:

Site Plan for Restaurant. (See ZC-97-052)

Description: Lots A1-B3, Block 1, Meadowcreek Addition.

ZC-05-094 **TEXT AMENDMENT:**
HISTORIC PRESERVATION OVERLAY DISTRICTS-
TAX INCENTIVES

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, BY AMENDING SECTIONS 4.502 "DISTRICTS ESTABLISHED" AND 4.506 "TAX INCENTIVES" OF ARTICLE 5 "HISTORIC PRESERVATION OVERLAY DISTRICTS ('HSE,' 'HC', 'DD') OF CHAPTER 4 "DISTRICT REGULATIONS" TO CLARIFY EXISTING STANDARDS AND TO REVISE THE HISTORIC SITE TAX EXEMPTION FOR THE 'HSE' OVERLAY DISTRICT.

ZC-05-095 2.33 Ac. +/- 3403 North Beach Street

Zoning Change:

Recommended From: "B" Two-Family Residential

To: "PD/SU" Planned Development/Specific Use for all Uses, in "E" Neighborhood Commercial, and exclude the following uses: Alcohol Sales for On-premises consumption, Ambulance Dispatch Station; Care Facility; Center, Community Recreation or Welfare, Government Operated or Controlled; Center, Community Recreation or Welfare (Private or Non-Profit); Country Club (Private or Public); Golf Course; Golf Driving Range; Stealth Communication Tower; Telecommunications Antenna (on structure); Utility Transmission or Distribution Line; Amusement Outdoor; Massage Therapy; Accessory Use or Building; Vendor (Non-Potentially Hazardous Food); Vendor, Transient (Non-Potentially Hazardous Food); Swimming Pool, Commercial; Recreational Vehicle (RV) Park; Cold Storage Plant or Ice Plant; Greenhouse or Plant Nursery; Large Retail; Liquor or Package Store; Tattoo Parlor; Taxidermist Shop; Veterinary Clinic With Indoor Kennels; Storage or Display (Outside.) Site Plan Required. (See SP-05-020)

ZC-05-095 Continued

Description:

A portion of Lot 2, Boyer Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-17, Page 557, PRTCT, being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" steel rod at the northeast corner of said Lot 2, in the west right-of-way line of North Beach Street, a 50 foot wide public street;

THENCE South 00° 14' 00" East along the east line of said Lot 2 and said west right-of-way line of North Beach Street, 399.79 feet to a found 5/8" steel rod at the easterly southeast corner of said Lot 2 and the northeast corner of Lot 1 of said Boyer Addition;

THENCE South 89° 41' 00" West along the east portion of the south line of said Lot 2 and the north line of said Lot 1, passing a found 5/8" steel rod at the northwest corner thereof, and continuing along the westerly extension of the north line of said Lot 1, in all 253.80 feet to a point;

THENCE North 00° 14' 00" West, 400.97 feet to a point in the north of said Lot 2;

THENCE North 89° 57' 00" East along the north line of said Lot 2, 253.80 feet to the

POINT OF BEGINNING and containing 2.333 acres (101,616 square feet) of land, more or less.

SP-05-020 2.33 Ac. +/- 3403 North Beach Street

Site Plan Approval:

Site Plan for Office

Description:

A portion of Lot 2, Boyer Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-17, Page 557, PRTCT, being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" steel rod at the northeast corner of said Lot 2, in the west right-of-way line of North Beach Street, a 50 foot wide public street;

SP-05-020 Continued

THENCE South 00° 14' 00" East along the east line of said Lot 2 and said west right-of-way line of North Beach Street, 399.79 feet to a found 5/8" steel rod at the easterly southeast corner of said Lot 2 and the northeast corner of Lot 1 of said Boyer Addition;

THENCE South 89° 41' 00" West along the east portion of the south line of said Lot 2 and the north line of said Lot 1, passing a found 5/8" steel rod at the northwest corner thereof, and continuing along the westerly extension of the north line of said Lot 1, in all 253.80 feet to a point;

THENCE North 00° 14' 00" West, 400.97 feet to a point in the north of said Lot 2;

THENCE North 89° 57' 00" East along the north line of said Lot 2, 253.80 feet to the

POINT OF BEGINNING and containing 2.333 acres (101,616 square feet) of land, more or less.

ZC-05-097 32.06 Ac. +/- 1900 Block of Cooks Lane, & 7900 Block of Meadowbrook Drive

Zoning Change:

Recommended From: "E" Neighborhood Commercial

To: "A-7.5" One-Family Residential

Description:

Tract – I: 32.06 Ac. +/-

BEING a 32.060 acre tract of land situated in the C.P. Madden Survey, Abstract No. 1012, in the City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land as described as Tract 2 in deed to Claneco, Ltd., recorded in Volume 13987, Page 4, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the south line of Tract 2, recorded in Volume 13987, Page 4, Deed Records, Tarrant County, Texas. Said 32.060 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "C&B" found at the southeast corner of said Tract 2, also being in the north right-of-way line of Meadowbrook Drive;

Thence South 88°39'26" West, along the south line of said Claneco tract and the north right-of-way line of Meadowbrook Drive, a distance of 358.25 Feet to the POINT OF BEGINNING;

Thence South 88°39'26" West, along the south line of said Claneco tract and the north right-of-way line of Meadowbrook Drive, a distance of 1251.77 Feet to the beginning of a non-tangent curve, concave to the northeast, having a radius of 300.00 Feet a central angle of 21°36'08", and a chord of 112.44 Feet bearing North 54°40'43" West;

Thence northwesterly along said curve, departing the north right-of-way line of Meadowbrook Drive and the south line of said Claneco tract and over and across said Claneco tract, a distance of 113.11 Feet;

Thence North 43°52'37" West, continuing over and across said Claneco tract, a distance of 181.55 Feet to the westerly line of said Claneco tract, also being in the southerly right-of-way line of Meadowbrook Drive North to the beginning of a non-tangent curve, concave to the northwest, having a radius of 1055.00 Feet a central angle of 12°30'22", and a chord of 229.82 Feet bearing North 39°52'12" East;

Thence along the southerly right-of-way line of Meadowbrook Drive North and the westerly line of said Claneco tract the following courses and distances:

Northeasterly along said curve, a distance of 230.28 Feet to the beginning of a reverse curve, concave to the southeast, having a radius of 945.00 Feet a central angle of 23°59'59", and a chord of 392.95 Feet bearing North 45°37'00" East;

Northeasterly along said curve, a distance of 395.84 Feet;

North 57°37'00" East, a distance of 223.04 Feet to the intersection of the southerly right-of-way line of Meadowbrook Drive North and the northerly right-of-way line of Morrison Drive;

Thence North 32°23'00" West, departing the southerly right-of-way line of Meadowbrook Drive North, along the northerly right-of-way line of Morrison Drive and the westerly line of said Claneco tract, a distance of 30.00 Feet;

Thence departing the northerly right-of-way line of Morrison Drive and the westerly line of said Claneco tract and over and across said Claneco tract the following courses and distances: North 57°37'00" East, a distance of 586.93 Feet

ZC-05-097 Continued

to the beginning of a tangent curve, concave to the south, having a radius of 500.00 Feet, a central angle of 42°12'24" and a chord which bears North 78°43'12" East, a distance of 360.05 Feet;

Northeasterly along said curve, a distance of 368.32 Feet;

South 80°10'36" East, a distance of 285.60 Feet to the beginning of a tangent curve, concave to the north, having a radius of 500.00 Feet, a central angle of 2°03'08" and a chord which bears South 81°12'10" East, a distance of 17.91 Feet;

Easterly along said curve, a distance of 17.91 Feet;

South 2°05'47" East, a distance of 725.22 Feet;

South 89°38'53" West, a distance of 305.83 Feet;

South 0°00'00" East, a distance of 369.27 Feet

To the POINT OF BEGINNING and containing a computed area of 32.060 acres, more or less.

SP-05-023 1413 West 5th Street & 1300, 1316, 1400, 1410, 1414 West 7th Street

Site Plan Approval:

Site Plan for bank facility. (See ZC-96-108)

Description: Lot 13R, Block A, Browning Addition.

ZC-05-100 600 thru 700 Block of Fay Street, 720 Williams Road, 7109, 7307 Kuban Boulevard

Zoning Change:

Recommended From: "A-5" One-Family Residential

To: "A-21" One-Family Residential

Description: (Jack insert address table)

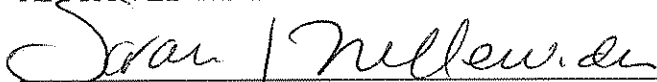
ZC-05-100 Continued

<u>Address</u>	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>
700 Fay Boulevard	Draughon Heights Add.	E	3
609 Fay Boulevard	Draughon Heights Add.	Q	3
601 Fay Boulevard	Draughon Heights Add.	R	3
7101 Kuban Boulevard	Draughon Heights Add.	J1 & J2	3
7307 Kuban Boulevard	Draughon Heights Add.	5 & 6	3
732 Fay Boulevard	Draughon Heights Add.	I	3
616 Fay Boulevard	Draughon Heights Add.	C	3
719 Fay Boulevard	Draughon Heights Add.	N1/2 lot L	3
724 Fay Boulevard	Draughon Heights Add.	G & H	3
624 Fay Boulevard	Draughon Heights Add.	D	3
625 Fay Boulevard	Draughon Heights Add.	N & O	3
720 Williams Road	Draughon Heights Add.	7	3
725 Fay Boulevard	Draughon Heights Add.	K	3
617 Fay Boulevard	Draughon Heights Add.	P	3
708 Fay Boulevard	Draughon Heights Add.	F	3
608 Fay Boulevard	Draughon Heights Add.	A & B	3
7109 Kuban Boulevard	Draughon Heights Add.	J3	3
709 Fay Boulevard	Draughon Heights Add.	M	3

That the proposed amendments and changes at this hearing will be considered in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

BE IT FURTHER RESOLVED that this Resolution, when published in the official newspaper of the City of Fort Worth, which is a paper of general circulation, one (1) time, shall constitute a notice of hearing, which publication shall be made at least fifteen (15) days prior to such hearing, and all interested parties are urgently requested to be in the City Council Chambers at the Municipal Building at the time hereinabove set forth to make any protest or suggestion that may occur to them, and this hearing may continue from day to day until every interested party and citizen has had a full opportunity to be heard.

APPROVED AS TO FORM AND LEGALITY:


Assistant City Attorney

Adopted: 5-10-05